

# Development Review Committee

## Staff Report

February 3<sup>rd</sup>, 2016



<b>Case No:</b>	15DEVPLAN1191
<b>Project Name:</b>	Portland Habitat House
<b>Location:</b>	218 N 37 <sup>th</sup> Street
<b>Owner(s):</b>	Habitat for Humanity of Metro Louisville
<b>Applicant(s):</b>	Habitat for Humanity of Metro Louisville
<b>Representative(s):</b>	Kelsey Giauque
<b>Project Area/Size:</b>	1200 square feet
<b>Existing Zoning District:</b>	R-6, Multi-family residential
<b>Existing Form District:</b>	TN, Traditional Neighborhood
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	5 – Cheri Bryant Hamilton
<b>Case Manager:</b>	Laura Mattingly-Humphrey, Planner I

### REQUEST

- Category 3 Development Plan review

### CASE SUMMARY

Habitat for Humanity is proposing a single family home on a vacant lot on the 200 block of N 37<sup>th</sup> Street. The parcel is within the boundaries of the Portland Neighborhood, therefore a Category 3 Development Plan review is required under ordinance 153.04. The home will be a 1200 SF one-story, three bedroom home.

### LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<b><i>Subject Property</i></b>			
<b>Existing</b>	Vacant	R-6	TN
<b>Proposed</b>	Single family residential	R-6	TN
<b><i>Surrounding Properties</i></b>			
<b>North</b>	Single family residential	R-6	TN
<b>South</b>	Single family residential	R-6	TN
<b>East</b>	Single family residential	R-6	TN
<b>West</b>	Single family residential	R-6	TN

### SITE CONTEXT

The site is a rectangular shape and approximately .128 acres in area, a typical size and shape for its zoning classification and form district. The previous home was demolished in 2015 due to its deteriorating state. The site is located within a well-established residential neighborhood and surrounded by single family homes. The rear of the home is not served by alley access and the owners plan to park on the street.

## PREVIOUS CASES ON SITE

No previous cases

## INTERESTED PARTY COMMENTS

Staff received comments via phone call from an adjoining property owner, Ms. Theresa Perry, who was inquiring as to whether home will be renter or owner occupied. She stated that, due to the abundance of rented homes in the area, many homes are not taken care of. In addition, she was concerned that the home will not have a driveway because the street is narrow and that parking on the street would be a safety hazard.

## APPLICABLE PLANS AND POLICIES

Cornerstone 2020  
Land Development Code

## STANDARD OF REVIEW AND STAFF ANALYSIS FOR CATEGORY 3

- a. The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites;

STAFF: One tree sits on the front of the property and will be trimmed during the construction process. The proposal is also adding one Type A tree, as is required in the Land Development Code 5.4.1.A.2.a. There are no other natural resources to preserve on site.

- b. The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;

STAFF: The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community are met. There is an existing sidewalk and the owners propose to park on the street. Public works has approved this plan without a proposed driveway or parking area.

- c. The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development;

STAFF: Open space is not required for this proposal.

- d. The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community;

STAFF: Adequate drainage facilities on the subject site have been reviewed and approved by MSD.

- e. The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;

STAFF: The compatibility of the overall site design and land use follow the projected future development of the area as it is infill development and compatible with surrounding uses.

- f. Conformance of the development plan with the Comprehensive Plan and Land Development Code. Revised plan certain development plans shall be evaluated for conformance with the non-residential and mixed-use intent of the form districts and comprehensive plan.

STAFF: The development plan conforms to all Land Development Code requirements and therefore follows the guidelines of Cornerstone 2020. The proposal meets all applicable Cornerstone 2020 guidelines for Residential, Traditional Neighborhood proposals, except for Guideline 1, Element B.2 which call for preservation and adaptive re-use of existing buildings. This exception is justified by the fact that the existing home was deteriorating beyond the point of restoration.

#### **TECHNICAL REVIEW**

There are no outstanding technical review items. The plan has received preliminary approvals from MSD and Public Works.

#### **STAFF CONCLUSIONS**

The new structure will be compatible with the surrounding residential area. Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Development Review Committee must determine if the proposal meets the standard for a Category 3 review established in the Land Development Code.

#### **REQUIRED ACTIONS**

**APPROVE** or **DENY** the Category 3 Development Plan

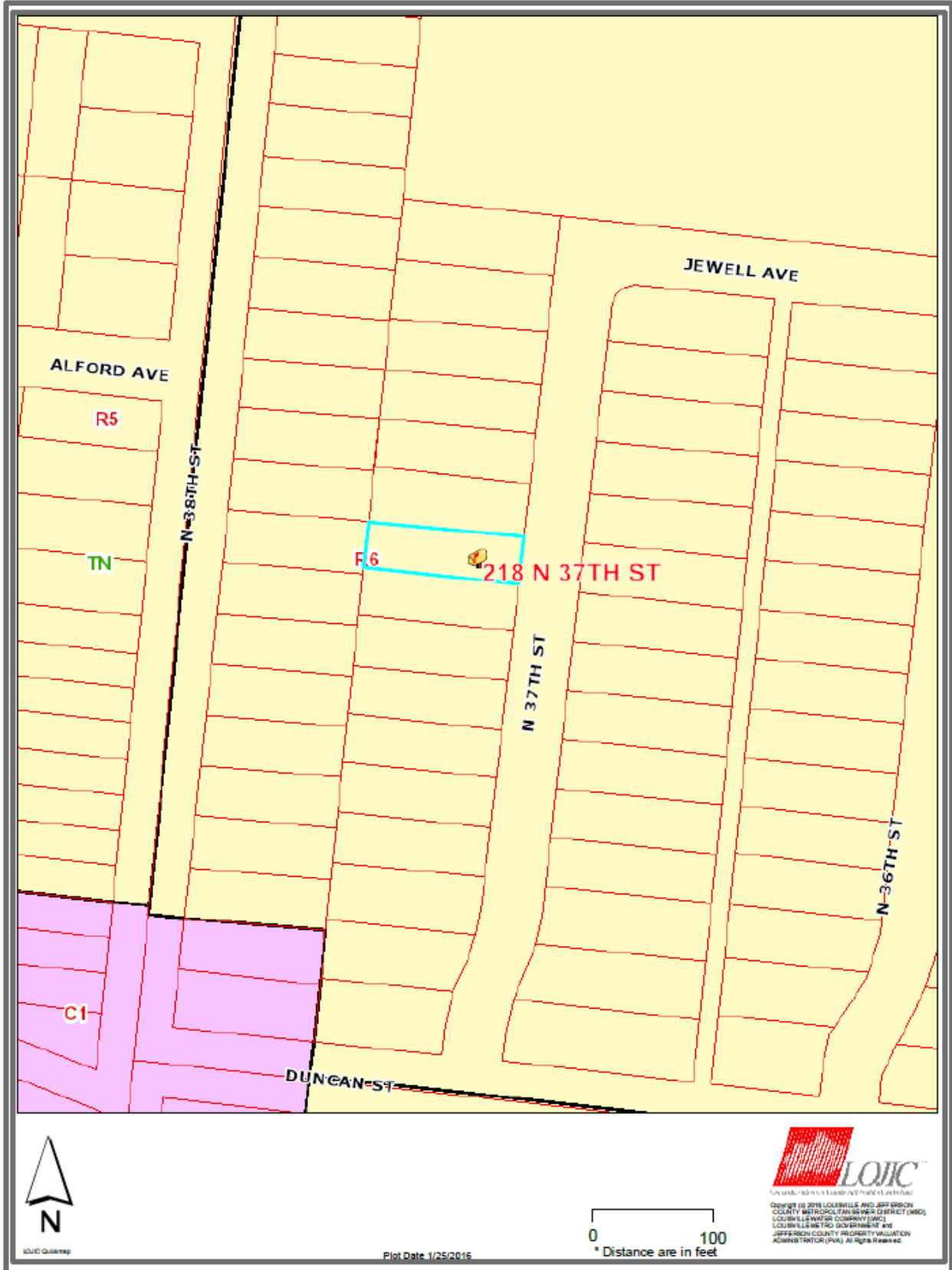
#### **NOTIFICATION**

<b>Date</b>	<b>Purpose of Notice</b>	<b>Recipients</b>
1/21/16	APO Notice of hearing	First tier adjoining property owners
1/25/16	Notice of Hearing	Registered neighborhood groups

#### **ATTACHMENTS**

1. Zoning Map
2. Aerial Map

# 1. Zoning Map



# 2. Aerial Map

